



Mole Cottage Butts Lane
Tibthorpe, Driffield, Yorkshire YO25 9LE
Offers over £400,000

W&P WOOLLEY & PARKS

Mole Cottage Butts Lane, Tibthorpe, Driffield, Yorkshire YO25 9LE

* STUNNING PERIOD HOME *
 * 360° VIRTUAL TOUR NOW AVAILABLE ONLINE *

This Five Bedroom Family Home Has Been Sympathetically Updated And Improved By The Current Owner To A Fantastic Standard! Situated within the rural village of Tibthorpe, this home offers a fine blend of old and new with character & charm throughout! Internal accommodation itself briefly comprises Entrance Hall, Kitchen / Dining / Living Room, Inner Hall, Sitting Room, Utility Area, WC, Study and Lounge / Dining Room to Ground Floor. The First Floor Boasts A Landing, Master Bedroom with En-Suite, Second Double Bedroom, Third Double Bedroom, Fourth Bedroom, Fifth Bedroom and Family Bathroom. Externally There Is A Single Garage, A Private Rear Garden and Drive Providing Off Street Parking. This Home Must Be Viewed to Fully Appreciate The True Size and Quality On Offer!

Entrance Hall

With solid external door to front elevation and exposed floorboards.

Kitchen / Living / Dining Room 33'07 x 12'00

A beautiful space with a bespoke fitted kitchen with wall and base units, marble worktops, Belfast sink, tiled splash backs, Aga, single electric oven, stone flooring, two radiators, double glazed sliding sash window to front elevation and double glazed external door and window to rear elevation.

Inner Hall Way

With part stone flooring and part fitted carpet.

Sitting Room 14'02 x 13'00

A beautifully presented sitting room with double glazed sliding sash window to front elevation, cast iron fireplace with wooden surround, fitted storage cupboards, radiator and fitted carpet.

Utility Area

With Belfast sink, plumbing for free standing appliances, fitted storage cupboards, stone flooring and double glazed external door to rear elevation.

WC 5'10 x 2'05

With high flush WC, wall mounted wash basin, radiator and stone flooring.

Study 9'11 x 7'07

With exposed brick walls, fitted storage, radiator, double glazed sliding sash window to rear elevation and fitted carpet.

Lounge / Dining Room 27'07 x 12'00

A huge reception room with gas fire and ornate surround, double glazed sash window to side elevation, two radiators, fitted carpet and double glazed French doors to rear elevation.

Landing

A naturally light landing with double glazed sliding sash window to front elevation, loft access, radiator and fitted carpet.

Master Bedroom 16'05 x 12'01

A generous master bedroom with double glazed sash window to rear elevation, large walk in wardrobe, radiator, television point and fitted carpet.

En-Suite 6'04 x 5'04

With panelled bath, low flush WC, pedestal wash basin, exposed floorboards and double glazed sash window to front elevation.

Bedroom Two 13'05 x 10'05

A second large double bedroom with airing cupboard, radiator, fitted carpet and double glazed sash window to front elevation.

Bedroom Three 10'10 x 9'01

A third double bedroom with double glazed sash window to rear elevation, radiator and fitted carpet.

Bedroom Four 10'01 x 8'02

With double glazed sash window to rear elevation, radiator and fitted carpet.

Bedroom Five 9'06 x 6'10

With double glazed sash window to rear elevation, radiator and fitted carpet.

Bathroom 13'00 x 8'04

With free standing roll top bath, high flush WC, vanity style wash basin, double shower unit with electric shower over, double glazed sash window to front elevation, heated towel rail and fitted carpet.

Single Garage

With double hung wooden garage door, power and light.

External

Externally this family home does not disappoint. The rear garden is private and mostly laid to lawn with decorative borders, summer house and bin store area. The side of the property provides a drive which offers off street parking.

Agents Note

To date these details have not been approved by the vendor and should not be relied upon. Please confirm before viewing.

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Laser Tape Clause

Laser Tape Clause
 All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



Ground Floor



First Floor



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E		68	(39-54) E
(21-38) F	43		(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	